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PROJECT TECHNICAL MEMORANDUM

JOB TITLE	:	Charles Street, Manchester
REF	:	HT: 32050/PTM1/Rev0
DATE	:	20 July 2026
FROM	:	Tom Bonnert
ISSUED TO	:	Watkins Jones

RE: CHARLES STREET, MANCHESTER PLANNING CONDITION 6 – CONSTRUCTION NOISE MONITORING METHOD STATEMENT

1.0 Introduction

This report has been prepared to support the discharge of Planning Condition 6 relating to the proposed development adjacent to Paintpots Nursery.

The purpose of the assessment is to establish the existing internal acoustic environment within the nursery prior to commencement of construction works and to propose appropriate internal construction noise limits to protect the continued operation of the nursery throughout the construction period.

Baseline internal noise monitoring was undertaken between 17 June 2026 and 1 July 2026 whilst the nursery was operating under normal weekday conditions. Continuous measurements were obtained at two representative internal locations comprising the principal nursery room and the main office.

The baseline monitoring has been used to characterise the existing occupied acoustic environment and provide an evidence base from which internal construction noise limits can be derived. The report also sets out the proposed methodology for monitoring construction noise during the works and identifies mitigation measures that may be implemented where necessary to achieve compliance with the agreed limits.

2.0 Planning Policy and Condition

Planning permission for the proposed development includes the following planning condition relating to construction noise:

> **Condition 6:** *"Prior to commencement of development, an assessment of the internal noise monitoring of the Paintpots Nursery will be completed. An internal noise limit during construction will be agreed with the City Council as Local Planning Authority. The assessment will also include any additional mitigation measures that may be required to be implemented to achieve the agreed internal noise levels."*

This report has been prepared to assist with satisfying the above requirements of Condition 6, with this Report to sit alongside the Main Contractors Construction Method Statement.

The acoustic assessment covered herein has been undertaken with reference to:

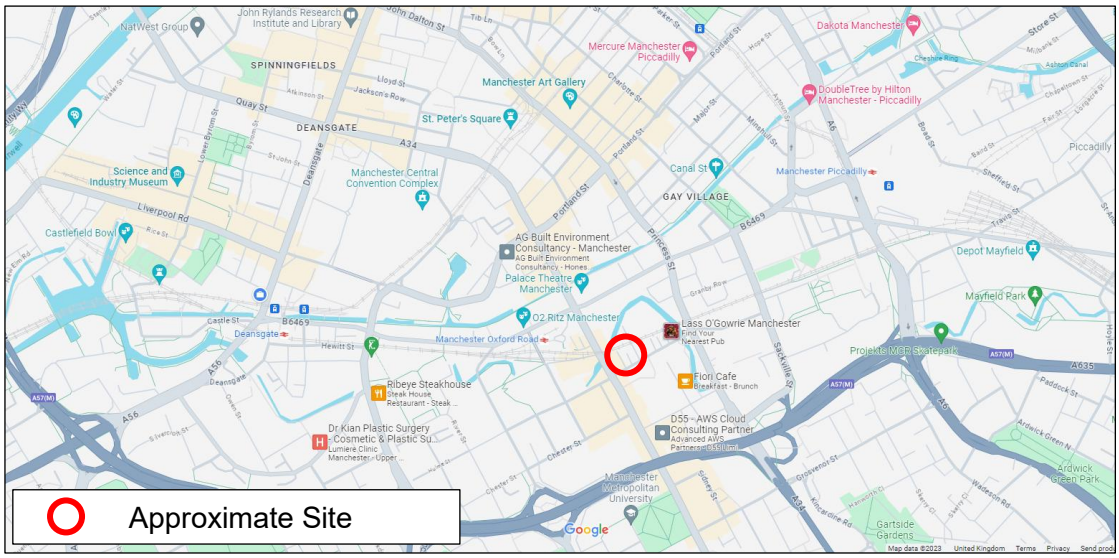
- BS 5228-1:2009+A1:2014 Code of Practice for Noise and Vibration Control on Construction and Open Sites – Part 1: Noise;
- BS 7445:2003 Description and Measurement of Environmental Noise;
- IEC 61672 requirements for Class 1 sound level meters.

Notwithstanding the above documents, however, whilst BS 5228 provides guidance for the prediction and management of construction noise, it does not prescribe internal noise limits for occupied educational buildings. Consequently, the proposed internal construction noise limits have been developed using the measured baseline internal acoustic environment within the nursery.

3.0 Site Description

The proposed development is located immediately adjacent to Paintpots Nursery, with construction activities taking place in close proximity to occupied areas of the building. The nursery will remain operational throughout the construction period and therefore represents a sensitive receptor requiring ongoing protection from excessive construction noise.

The site is located in Manchester city centre on an area of land located at the junction of Charles Street and York Street, and is shown in the Location Map below.

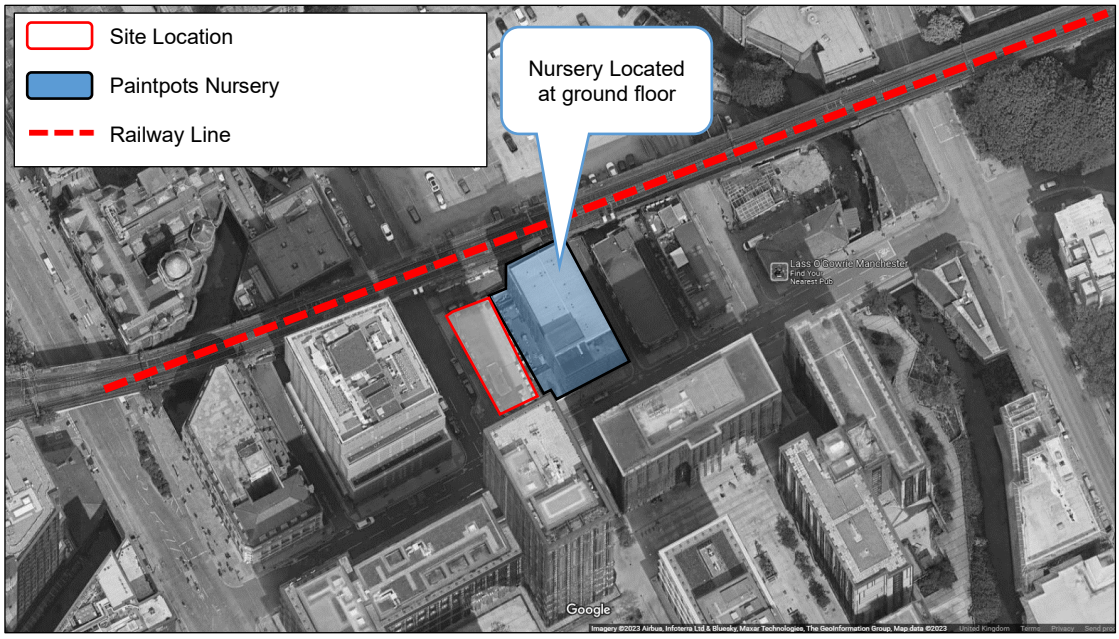


Location Map (Map Data © 2023 Google)

3.1 Description

The site is bound by Charles Street to the south, York Street to the west, and the rail line running between Manchester Oxford Road and Manchester Piccadilly train stations. The site is adjacent to Paintpots Nursery to the east, located within Bracken House.

The site with respect to the Paintpots Nursery is shown in the Site Plan below.



Site Map (Map Data © 2023 Google)

Baseline monitoring was undertaken within two representative occupied rooms:

- Main Nursery Room;
- Main Office.

These locations were selected as they represent the principal occupied areas most likely to be affected by construction activities.

4.0 Baseline Internal Noise Monitoring

Baseline internal noise monitoring was undertaken between 17 June 2026 and 1 July 2026 while the nursery was operating under normal weekday (and weekend) conditions.

Continuous unattended measurements were undertaken at two representative internal locations:

- Position 1 – Main Nursery Room
- Position 2 – Main Office

The monitoring was undertaken in general accordance with the principles of BS 7445:2003 Description and Measurement of Environmental Noise using appropriately calibrated Class 1 sound level instrumentation. The instrumentation was field calibrated immediately before installation and following completion of the survey, and no significant calibration drift was observed.

The monitoring period was selected to capture typical operational conditions over multiple weekdays, thereby establishing a representative baseline of the existing internal operational noise climate within the occupied premises prior to commencement of construction.

The measured data includes the normal activities associated with operation of the nursery, including typical occupancy, teaching, play activities and building services, and therefore represents the acoustic environment routinely experienced by staff and children for which the agreed construction noise limit can be determined against.

The monitoring locations are shown in the images below.



Photographs showing measurement positions (Nursery left, Main Office right)

5.0 Baseline Noise Survey Results

5.1 Overview

The monitoring period captured representative weekday (and weekend) operation of the nursery over a two-week period.

The recorded data demonstrates a clear typical operational noise level within both internal areas surveyed, due to occupancy, teaching activities and routine operation of the building. During the occupied periods, internal noise levels are considered to be dominated by normal nursery activities rather than external environmental noise based on the subjective observations when installing and collecting the equipment.

The baseline data therefore provides an appropriate representation of the existing operational acoustic environment against which construction noise can be considered against.

5.2 Nursery Room

The figures below present the continuous time history ($L_{Aeq,15min}$) within the nursery room.

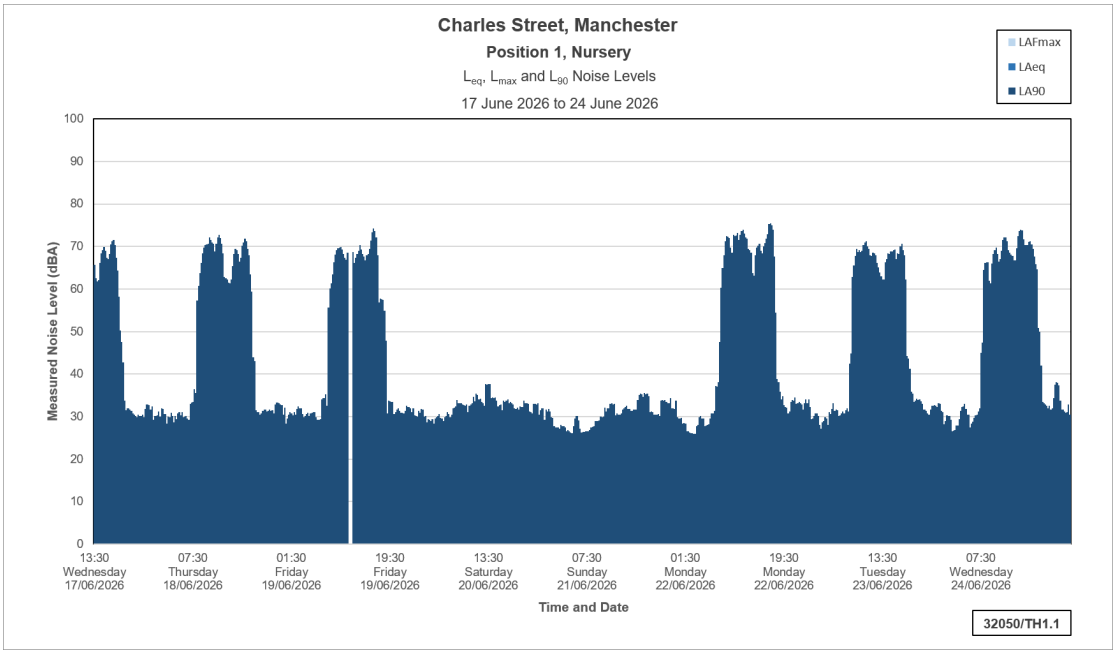


Figure summarises the representative daytime operational noise levels, 1st 7no days

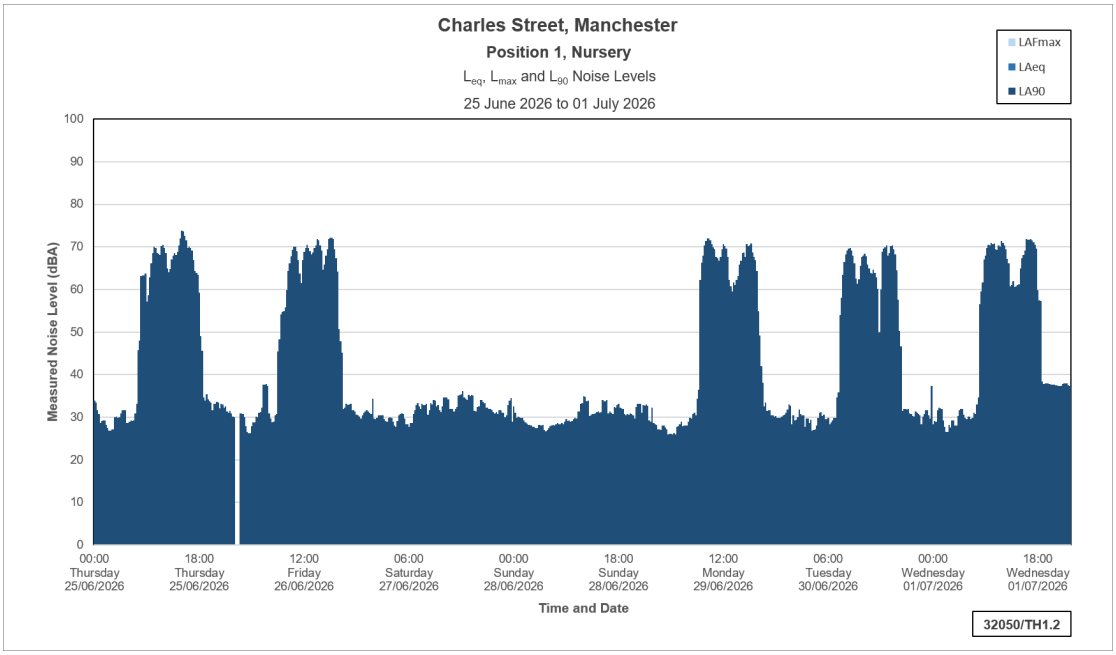


Figure summarises the representative daytime operational noise levels, 2nd 7no days

Noise levels exhibit a consistent daily pattern, with elevated levels corresponding to the occupied periods of the Nursery, and reduced levels outside normal operating hours.

Typically, during the operational periods of the nursery, noise levels can be seen to typically sit at 65-70dB $L_{Aeq,15mins}$, with some occasional periods of marginally higher noise up to approximately 75 dB $L_{Aeq,15mins}$.

5.3 Main Office

The figures below present the continuous time history ($L_{Aeq,15min}$) within the main office.

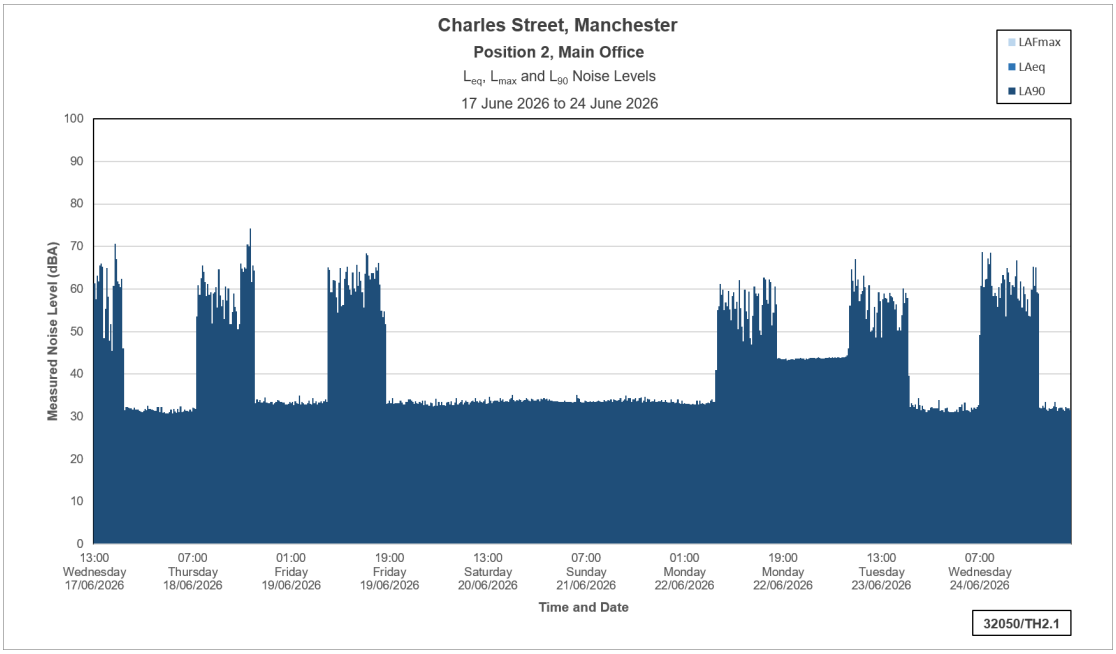


Figure summarises the representative daytime operational noise levels, 1st 7no days

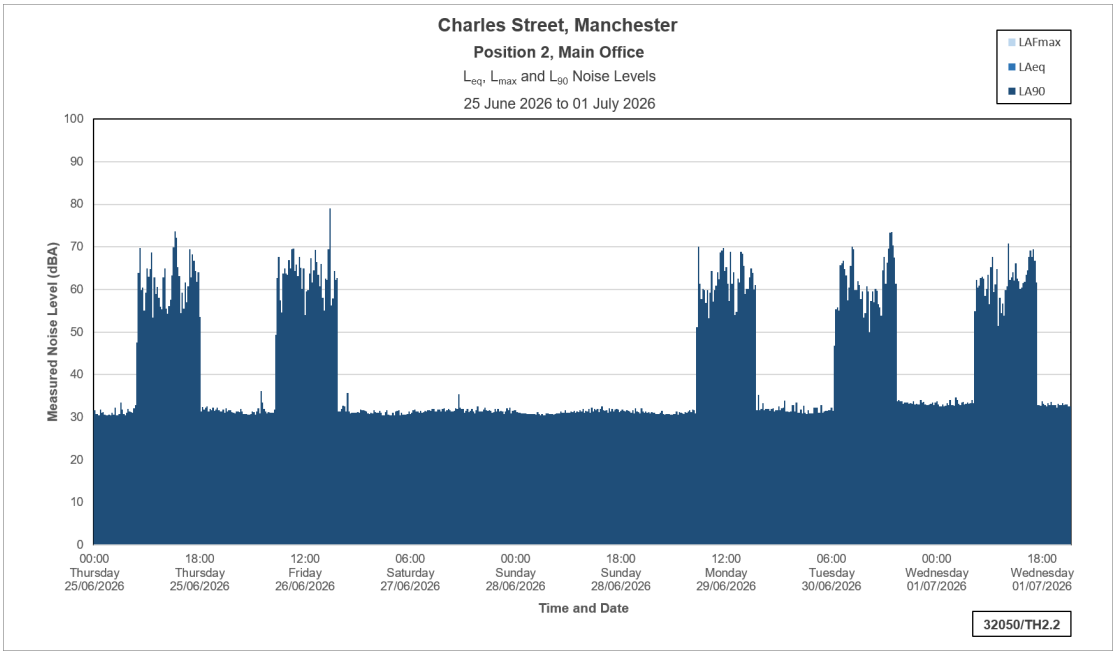


Figure summarises the representative daytime operational noise levels, 2nd 7no days

As present in the Nursery room, noise levels in the Main Office are generally consistent across the days, with elevated levels corresponding to the occupied periods of the Main Office, and reduced levels outside normal operating hours.

Whilst there are some variances in typical noise level in the Main Office, the levels measured are considered to be consistent enough for the purpose of assessing construction against, particularly given the office would be regarded as marginally less sensitive.

Typically, during the operational periods of the nursery, noise levels can be seen to typically sit at 60-65dB $L_{Aeq,15mins}$, with some occasional periods of marginally higher noise up to approximately 70 dB $L_{Aeq,15mins}$.

5.4 Interpretation

The baseline monitoring demonstrates that the existing internal acoustic environment is principally governed by normal nursery operation. The data provides a robust basis for establishing internal construction noise limits which are representative of the conditions routinely experienced within the building.

6.0 Proposed Internal Construction Noise Limits

6.1 Internal Noise Limits

The proposed construction noise limits have been derived from the measured baseline internal acoustic environment of the spaces surveyed (Nursery and Main Office of nursery).

Unlike external construction noise assessments, the objective of this assessment is not to compare predicted construction noise against external guideline values, but to ensure that internal noise levels experienced within the occupied nursery remain comparable with existing operational conditions.

Monitoring during construction would therefore be undertaken against the following internal noise limits:

- Nursery Room
  - 75 dB $L_{Aeq,15min}$, internal construction noise level, when nursery is in operation, and
  - 70 dB $L_{Aeq,10hour}$, internal construction noise level, when nursery is in operation
- Main Office
  - 70 dB $L_{Aeq,15min}$, internal construction noise level, when nursery is in operation, and
  - 65 dB $L_{Aeq,10hour}$, internal construction noise level, when nursery is in operation

The limits suggested above have been proposed as 15 minute values, as well as 10 hour values (i.e. the latter to reflect the full day at nursery). By setting a slightly higher internal noise limit over the shorter 15 minute period, this provides the contractor with ongoing information on short-term events that can provide an insight into whether the 10 hour limit may be exceeded.

Whilst the above noise levels sit at the upper end range of the measured operational noise baseline, the proposed limits have been selected to reflect the measured baseline operational acoustic environment whilst recognising the practical constraints associated with construction works. Set the limits too low, as in at or around the operational level within the nursery, and the monitoring equipment will “trigger alerts” from the operation of the nursery rather than from a real construction related event (i.e. false alerts).

6.2 External Noise Limit

To assist further in mitigating the potential impact on the construction programme non-construction related alerts can cause, an inherent issue when monitoring in occupied and operational premises, it is suggested that a single external noise monitor also be situated alongside the internal monitors. This allows for checks between internal and external noise monitors, whereby if an exceedance of the limit occurred internally yet no noisy works were present externally, it is likely a “false trigger” internally from a non-construction event.

A Construction Planning Noise Impact Report was previously prepared as part of the planning application for the scheme which suggested a noise limit (ref. BS 5228 Annex E.2 and E.4) of 75dBA $L_{eq,10hour}$ at the Nursery externally.

It is therefore suggested that this external level inform the monitoring strategy, and rather than an exceedance of the external target require a “stop works”, it is utilised alongside the internal limit which is the over-riding requirement of Condition 6 (i.e. maintain suitable internal noise within the Nursery).

7.0 Construction Noise Monitoring Methodology

Construction noise monitoring should be undertaken during activities identified as having the greatest potential to affect the adjoining nursery.

Measurements should be undertaken using calibrated Class 1 sound level meters positioned within the following rooms corresponding to the baseline monitoring locations:

- Nursery Room
- Main Office
- External at Site Boundary (to assist internal monitors only, see Section 6.2 for discussion)

Attended monitoring may also be undertaken supplementary to the long-term monitoring:

- during commencement of significant construction activities;
- during particularly noisy activities, such as demolition, breaking-out or heavy mechanical works;
- following significant changes in construction methodology;
- following introduction of new plant;
- following implementation of mitigation measures; and
- in response to complaints or requests from the Local Planning Authority.

Measurements will comprise both $L_{Aeq,T}$ and compared directly with the agreed internal construction noise limits.

8.0 Mitigation Measures

Should monitoring identify that internal construction noise levels approach or exceed the agreed limits, the Contractor shall review the activity being undertaken and implement appropriate mitigation where reasonably practicable.

Mitigation measures may include:

- substitution of plant with quieter alternatives;
- use of electrically powered equipment where practicable;
- installation of temporary acoustic barriers or enclosures;
- repositioning of static plant away from the shared boundary;
- reduction in the number of simultaneously operating plant items;

- modification of work sequencing;
- limiting the duration of particularly noisy activities;
- receptors are more likely willing to accept a significant increase of noise for a shorter period of time, verses a ‘medium’ noise nuisance for a long period of time. It might therefore be beneficial to increase the workforce/number of plant items for some activities for brief periods of time, to significantly speed up the worst-case processes;
- scheduling the noisiest works outside the nursery's most sensitive operational periods where reasonably practicable; and
- enhanced communication between the Contractor, Nursery Management and Acoustic Consultant, to keep clear dialogue on expected noisy works and their scheduling/duration.

9.0 Conclusions

Baseline internal noise monitoring has been completed in accordance with the requirements of Planning Condition 6.

The survey has established a representative baseline of the existing operational acoustic environment within Paintpots Nursery prior to commencement of the adjoining development.

The measured data provides an appropriate evidence base for the derivation of internal construction noise limits that are representative of the occupied acoustic environment experienced by staff and children.

A methodology has been established for monitoring internal construction noise throughout the works, together with a framework for implementing mitigation measures where necessary.

It is therefore considered that the requirements of Planning Condition 6 have been satisfied, subject to agreement of the proposed internal construction noise limits by the Local Planning Authority and implementation of the monitoring measures described within this report.

Yours sincerely

Tom Bonnert
for HANN TUCKER ASSOCIATES